

Design Statement

Garage Roof Replacement for 220 Upper Woodcote Road

The current property's garage roof is a timber flat roof supported by the house on one side, and a single skin brick wall with piers on the other.

The roof is in need of replacing as the flat roof system is now life expired and has caused some damage to the timber roof structure below.

The owner wishes to undertake repairs to ensure a dry garage. They also wish to use the opportunity to improve the aesthetics of the front elevation of the house, and install a roof system which will have a longer life than a flat roof system.

They wish to install a pitched roof, with the front pitch angle matching the adjacent roof on the house, finished with matching tiles, ridge tiles and eave details. The rear pitch of the roof will be a shallow angle pitch and covered in an EDPM roofing system with eaves details matching the main house and the front of the garage.

Installing this pitched roof will create a ridge approximately 0.9m higher than the existing flat roof height.

In order to accommodate the increase in weight of the new roof and additional gable wall, the existing brickwork wall will be reduced in height by approximately $\frac{1}{2}$, and the wall rebuilt and the gable built with a timber frame with timber sheathing. As the timber frame with timber sheathing will be lighter than the wall it replaces, the existing foundations can be reused.

This new wall will be covered in white PVC weatherboarding, with the original wall below left in its original finish.

As the existing garage is on the boundary of the property, and the new roof ridge will be approx. 3.2m high (existing flat roof height 2.3m). This falls outside the limits of permitted development for outbuildings. Hence this Planning Application.

The boundary the garage is located on is the southern boundary of the site. A simple visual solar study has been undertaken at summer and winter solstices. At the winter solstice, there is no additional shading of 218 Upper Woodcote Road (See Drawing 113). At summer solstice, there is minor additional shading at first and last light, but it is minor compared to the existing shading caused by the existing house and garage (See Drawing 114).

The proposal will not change the use or floor area of the garage. The proposal will not affect the layout or scale of the property. It is the owner's opinion that the addition of a matching pitched roof to the front of the garage will improve the aesthetics of the property.

The proposal will not change the access to or around the property.

The Neighbour at 218 Upper Woodcote Road has been consulted and has no objections to the proposed alterations to the garage.